

December 16, 2003 CPC



STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION

04SN0165

Star Coal Company, Incorporated

Matoaca Magisterial District
Northwest Quadrant of Old Hundred Road
and Charter Colony Parkway

REQUEST: Amendment to Conditional Use Planned Development (Case 88S015) to delete Condition 25 relative to the interchange design for the Powhite Parkway/Charter Colony Interchange.

PROPOSED LAND USE:

An office/industrial complex is planned as permitted by Case 88S015.

RECOMMENDATION

Recommend approval for the following reason:

Approval of this request would allow alternate road improvements that would address the traffic impact of this development. The requested amendment is consistent with commitments in the original zoning.

- (NOTES: A. CONDITIONS MAY BE IMPOSED OR THE PROPERTY OWNER MAY PROFFER CONDITIONS.
- B. IT SHOULD BE NOTED THAT REVISED PROFFERED CONDITIONS WERE NOT SUBMITTED AT LEAST THIRTY (30) DAYS PRIOR TO THE COMMISSION'S PUBLIC HEARING PER THE "SUGGESTED PRACTICES AND PROCEDURES." THE "PROCEDURES" SUGGEST THAT THE CASE SHOULD BE DEFERRED IF REPRESENTATIVES FROM THE AFFECTED NEIGHBORHOOD(S), STAFF AND THE

Providing a FIRST CHOICE Community Through Excellence in Public Service.

COMMISSIONERS HAVE NOT HAD SUFFICIENT TIME TO EVALUATE THE AMENDMENTS. STAFF HAS HAD AN OPPORTUNITY TO THOROUGHLY REVIEW THE REVISED PROFFERED CONDITIONS.)

PROFFERED CONDITIONS

Star Coal Company, Incorporated (the "Developer"), pursuant to Section 15.2-2298 of the Code of Virginia (1950 as amended) and the Zoning Ordinance of Chesterfield County, for itself and its successors or assigns, proffers that the development of the parcel known as Chesterfield County Tax Identification Number 726-693-8112 (the "Property") under consideration will be developed according to the following proffers if, and only if, the request to amend case 88S015 by deleting Condition 25 is granted. In the event the request is denied or approved with conditions not agreed to by the Applicant, the proffers shall immediately be null and void and of no further force or effect. If the zoning amendment is granted, these proffers will operate in addition to the conditions existing on the Property.

1. The Developer shall be responsible for the following road improvements if, and only if, these road improvements have not been provided by others; and studies of the traffic anticipated to be generated by development on the Property demonstrate that such road improvements are necessary, as determined by the Transportation Department.
 - a. Construction of two (2) additional lanes along Charter Colony Parkway (i.e., a four (4) lane facility) from the Site Road intersection south to Powhite Parkway.
 - b. Additional pavement along Charter Colony Parkway to provide left- and right-turn lanes.
 - c. Construction of two (2) lanes (to make an ultimate four (4) lane facility) on Brandermill Parkway Extended from Powhite Parkway/Old Hundred Road to the northern property line.
 - d. Construction of elements for the Powhite Parkway/Charter Colony Parkway interchange to provide the following movements:
 - i. From westbound Powhite Parkway onto northbound Charter Colony Parkway,
 - ii. From southbound Charter Colony Parkway onto eastbound Powhite Parkway,
 - iii. From eastbound Powhite Parkway onto southbound Charter Colony Parkway and

- iv. The necessary right of way to accommodate these improvements.
 - e. If warranted, full cost of signalization at the Site Road/Brandermill Parkway Extended intersection, and one-half the cost of signalization at both the Site Road/Charter Colony Parkway, and Powhite Parkway/Brandermill Parkway Extended intersections. (T)
2. Alternate road improvements, as requested by the Developer and approved by the Director of Transportation, which will provide acceptable levels of service as determined by the Transportation Department, may be substituted for the improvements identified in Proffered Condition 1. (T)

GENERAL INFORMATION

Location:

Northwest quadrant of Old Hundred Road and Charter Colony Parkway. Tax ID 726-693-8112 (Sheet 9).

Existing Zoning:

O-2 with Conditional Use Planned Development

Size:

67.8 acres

Existing Land Use:

Vacant

Adjacent Zoning and Land Use:

North - R-7 with Conditional Use Planned Development; Vacant
South - C-2 and R-7 with Conditional Use Planned Development; Single family residential or vacant
East - O-2 with Conditional Use Planned Development; Vacant
West - O-2 with Conditional Use Planned Development; Commercial

PUBLIC FACILITIES

Transportation:

In 1988, the Board of Supervisors approved a rezoning request (Case 88S015) on sixty-nine (69) acres in the northwest corner of the Charter Colony Parkway/Powhite Parkway intersection for development of a mixed-use project. As part of that zoning approval, the Board imposed several transportation related conditions, including conditions that establish a maximum density, and require right of way dedications and construction of specific road improvements.

The maximum density condition limits development to 650,000 square feet of office, 100,000 square feet of office research and development and a 250 room hotel, or equivalent densities based on traffic generation. This development is anticipated to generate approximately 10,370 average daily trips. These vehicles will be distributed along Brandermill Parkway Extended, Charter Colony Parkway and Powhite Parkway. Charter Colony Parkway and Powhite Parkway had 2002 traffic counts of 16,000 and 12,000 vehicles per day, respectively.

As development continues in this area and traffic volumes increase, the Charter Colony Parkway/Powhite Parkway intersection will need to be upgraded to an interchange. A design of this interchange has not been approved. Two (2) proposals have been submitted to the Virginia Department of Transportation (VDOT), under the Public-Private Transportation Act (PPTA), for the extension of the Powhite Parkway from its current terminus at Old Hundred Road to Hull Street Road near Beaver Bridge Road. Both proposals include the Charter Colony Parkway/Powhite Parkway interchange, and would complete this section of the Powhite Extension as a toll road. The proposals are currently being reviewed by VDOT. Detailed information has not been provided and accordingly, the Board of Supervisors has not been requested to respond to these proposals.

Based on the traffic impact from development of the subject property, a condition of zoning (Condition 25 of Case 88S015) requires the construction of parts/elements of the future Charter Colony Parkway/Powhite Parkway interchange. When the property was zoned, a conceptual interchange design was developed. Condition 25 describes the specific parts (i.e., one (1) loop and two (2) ramps) of the interchange that must be constructed to accommodate the development.

Subsequent to the rezoning, the applicant submitted and received a conditional conceptual approval of a redesigned Charter Colony Parkway/Powhite Parkway interchange to a single-point diamond interchange. The applicant would like the ability to construct parts of this interchange or any alternative interchange with development of the property. The zoning condition that specifically describes a loop or a ramp would need to be modified. Specifically, the applicant is requesting that Condition 25 of Case 88S015 be deleted and has proffered a similar condition that requires construction of the part of the interchange that will accommodate a specific traffic movement (Proffered Condition 1). The applicant has

proffered another condition that would also allow alternative road improvements, which provide acceptable levels of service, to be substituted for those improvements listed in Proffered Condition 1 (Proffered Condition 2). The requested amendment is consistent with requirements in the original zoning, and will not affect any other transportation related conditions.

The original Charter Colony Parkway/Powwhite Parkway interchange design precluded direct access from the property to Charter Colony Parkway. Under that design, access from the property to Charter Colony Parkway would be provided solely through the adjacent property to the north (Center Pointe Development). The redesigned single-point diamond interchange could allow for direct access from the property to Charter Colony Parkway, located at the northern property line. The approval of this Charter Colony Parkway access will be based on the final design of the interchange and the proposed internal circulation on the property.

At time of site plan review, specific recommendations will be provided regarding access and internal circulation.

LAND USE

Comprehensive Plan:

Lies within the boundaries of the Route 288 Corridor Plan which suggests the property is appropriate for Office/Residential Mixed Use. Professional and administrative offices, residential developments of varying densities and light industrial uses are suggested to be appropriate in these areas.

Area Development Trends:

Surrounding properties to the north and east were zoned to permit a mix of office, residential, light industrial and commercial uses as part of the Charter Colony development and are currently vacant. Properties to the south and east were zoned Residential (R-7), Corporate Office (O-2) and Neighborhood Business (C-2) as part of the Brandermill development and are occupied by single family residential and commercial uses or are vacant. It is anticipated that a mixture of office, residential, light industrial and commercial uses will continue as recommended by the Plan.

Zoning History:

On April 27, 1988, the Board of Supervisors approved rezoning from Agricultural (A) to Office Business (O) with Conditional Use Planned Development (Case 88S015) to permit use and bulk exceptions. Office, light industrial and limited commercial uses were permitted. A height exception was granted to permit a hotel and exceptions to parking lot sizes were also granted. Proffered conditions were accepted to address concerns relative to signage, architecture, site design, buffers, utilities, drainage, transportation and uses.

Current Proposal:

Through the original zoning, the applicant addressed the Transportation Department's concerns over traffic impact on area roadways (Charter Colony Parkway, Powwhite Parkway, Brandermill Parkway Extended and Old Hundred Road) through various proffered conditions, one (1) of which addressed improvements necessary for the future Charter Colony/Powwhite Parkway Extended interchange.

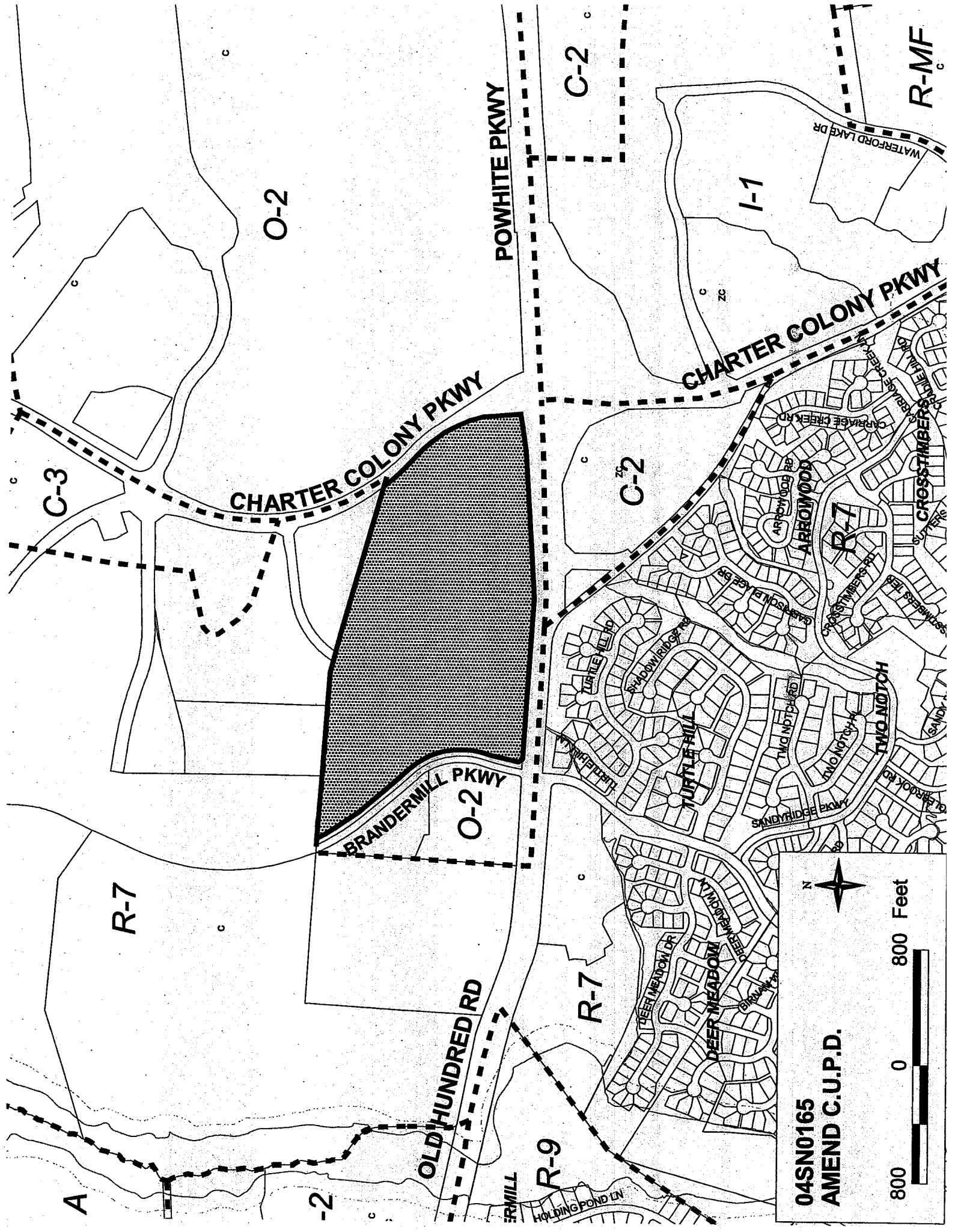
The developer is proposing to delete Condition 25 relative to the construction of the interchange and replace it with proffered conditions provided herein. Specifically, Condition 25 reads as follows:

25. The developer shall be responsible for the following improvements if, and only if, existing proffers and commitments by others are not provided and studies of the traffic generated by the Acropolis Development show that such improvements are necessary.
 - a) Construction of two (2) additional lanes along Coalfield Road (i.e., a four (4) lane facility) from the Site Road intersection south of Powwhite Parkway.
 - b) Additional pavement along Coalfield Road to provide left- and right-turn lanes.
 - c) Construction of two (2) lanes (to make an ultimate four (4) lane facility) on Brandermill Parkway Extended from Powwhite Parkway/Old Hundred Road to the northern property line.
 - d) At the Powwhite Parkway/Coalfield Road interchange;
 - 1) The westbound Powwhite Parkway ramp onto northbound Coalfield Road,
 - 2) The southbound Coalfield Road loop onto eastbound Powwhite Parkway,
 - 3) The eastbound Powwhite Parkway ramp to Coalfield Road, and
 - 4) The necessary right of way to accommodate these improvements.
 - e) If warranted, full cost of signalization at the Site Road/Brandermill Parkway Extended intersection, and one-half the cost of signalization at both the Site Road/Coalfield Road, and Powwhite Parkway/Brandermill Parkway Extended intersections. (T)

CONCLUSIONS

Approval of this request would allow alternative road improvements that would address the traffic impact of this development as discussed in the Transportation Section of this "Request Analysis". The requested amendment is consistent with commitments in the original zoning.

Given these considerations, approval of this request is recommended.



04SN0165
AMEND C.U.P.D.



800 0 800 Feet

**ORIGINAL CHARTER COLONY PARKWAY/
POWHITE PARKWAY INTERCHANGE**

POWHITE PARKWAY

CENTERPOINTE DEVELOPMENT

ACROPOLIS DEVELOPMENT

CASE 04SN0165

WATERFORD DEVELOPMENT

CHARTER COLONY PARKWAY

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An aerial photograph of a highway interchange. A large, bold, black sign with white lettering reads 'POWELL PARKWAY' and is oriented diagonally across the frame. The sign is positioned over a road that runs parallel to the main highway. The highway itself has multiple lanes and a central divider. In the background, there are some trees and a small building. The overall image is in black and white.

WATERFORD DEVELOPMENT

CHARTER COLONY PARKWAY

ACROPOLIS DEVELOPMENT

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